

DECISIONS

APPEALS CHECK LIST

REG. REF. NO. 91A 1310

1	ENTERED IN OBJECTORS REGISTER	✓
2	ENTERED IN BLUE FOLDER	✓
3	ENTERED IN APPEALS REGISTER	✓
4	ENTERED IN PLANAPS: I.E.:	—
	Appeal Decision: RO.	✓
	Appeal Date: 12/3/92	✓
5	COPY OF DECISION FOR WEEKLY LIST (DATE/MARY)	✓
6	DECISION CIRCULATED TO LISTED PERSONS	✓
6	TO BONDS & CONTRIBUTIONS FOR FINANCIAL ASSESSMENT	
7	DC L. DOYLE FOR NOTING	

CHANGE STATUS IN PLANAPS:

REFUSAL:.....55
 GRANT:.....62
 WITHDRAWN:.....54
 CONDITIONS:.....53

PLANNING APPLICATION FEES

Reg. Ref. 91A/1310

Cert. No. 26292

PROPOSAL Dwellings

LOCATION Main Street Newcastle

APPLICANT William O Dally

CLASS	DWELLINGS/AREA LENGTH/STRUCT.	RATE	AMT. OF FEE REC.	AMOUNT LODGED	BALANCE DUE	BALANCE PAID
1	Dwellings	@£32 O.P	£24	£24		
2	Domestic,	@£16				
3	Agriculture	@50p per m2 in excess of 300m2. Min. £40				
4	Metres	@£1.75 per m2 or £40				
5	x .1 hect.	@£25 per .1 hect. or £250				
6	x .1 hect.	@£25 per .1 hect. or £40				
7	x .1 hect.	@£25 per .1 hect. or £100				
8		@£100				
9	x metres	@£10 per m2 or £40				
10	x 1,000m	@£25 per £1000m or £40				
11	x .1 hect.	@£5 per .1 hect. or £40				

N.B.
 PERMISSION NOT
 SOUGHT FOR DEMOLITION
 OF HOUSE.
 13/8/91

Column 1 Certified: Signed: Grade: Date:
 Column 1 Endorsed: Signed: Grade: Date:
 Columns 2,3,4,5,6 & 7 Certified: Signed: Grade: Date: 13/8/91
 Columns 2,3,4,5,6 & 7 Endorsed: Signed: Grade: Date:

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1988 TO 1992

ASSESSMENT OF FINANCIAL CONTRIBUTION

REG. REF.:

CONT. REG.:

SERVICES INVOLVED: WATER/POUL SEWER, SURFACE WATER

AREA OF SITE:

FLOOR AREA OF PRESENT PROPOSAL:

MEASURED BY:

CHECKED BY:

METHOD OF ASSESSMENT:

TOTAL ASSESSMENT:

MANAGER'S ORDER NO: BY 7
DATED

ENTERED IN CONTRIBUTIONS REGISTER:

DEVELOPMENT CONTROL ASSISTANT GRACE

B.

PL 6/5/87194

P/1680/92

FINANCIAL CONTRIBUTION :-
AMOUNT & NIL
F/REFUSAL

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1310

APPEAL by William O'Reilly care of John L. Griffith and Partners of 28 Merrion Square, Dublin against the decision made on the 3rd day of October, 1991 by the Council of the County of Dublin to refuse outline permission for development comprising the construction of one replacement house at Main Street, Newcastle, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, outline permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

There are no public foul sewerage facilities available to serve the proposed development because of lack of dilution in the stream receiving the effluent from the Newcastle Treatment Plant. The proposed development would be premature by reason of the said existing deficiency in the provision of public foul sewerage facilities and the period within which the constraints involved may reasonably be expected to cease and would, accordingly, be prejudicial to public health.

Ann Cos. Quinlan

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 12th day of March, 1992.

PL 6/5/87194

- 2 -
P/1680/92

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1310

Order Noted: <u>L.D</u>	<u>[Signature]</u>
Dated: <u>13th APRIL 92</u>	<u>ASST. COUNTY MANAGER</u>
to whom the appropriate powers have been delegated by order of the Dublin City and County Manager.	
Dated <u>10th</u> day of <u>FEBRUARY</u> 19 <u>92</u>	

Barry Morris,
Senior Engineer,
Sanitary Services Department.

Our Ref: 91A/1310

16 January 1992

Re: Proposed one replacement house at Main Street,
Newcastle for William O'Reilly.

Dear Sir,

I attach copy of grounds of appeal and Planning Officers report
in regard to the above.

I should be most obliged to received your comments on same before
30th January, 1992.

PLEASE MARK YOUR REPLY FOR THE ATTENTION OF LES DOYLE

Yours faithfully,

L.D.
for Principal Officer.

COMHAIRLE CHONTAE ATHA CLIATH

Appeals

TO: N.R. Prendergast,
S.E.D.C.

REG. REF. 91A/1310

RE: Proposed one replacement house at Main Street, Newcastle for
William O'Reilly.

I attach for your observations memo/letter dated 1st November, 1991
from An Bord Pleanala.

Please reply before: 20th December, 1991

S
for Principal Officer

DATED: 11 December 1991

OBSERVATIONS:

Refer to S.S. 6 request and 11/12

Lined area for observations, currently blank except for the handwritten note at the top.

Signature of person
making observations: _____

Countersigned: _____

(S.E.D.C.)

DATE: _____

DATE: _____

COMHAIRLE CHONTAE ÁTHA CLIATH

Record of Executive Business and Manager's Orders

Outline Permission for one replacement house at Main Street, Newcastle for William O'Reilly.

JOHN L. GRIFFITH & PARTNERS,
Architects,
28, Merrion Square,
Dublin 2.

Reg. Ref.	91A/1310
App. Recd:	08.08.1991
Floor Area:	150 sq. m.
Site Area:	310 sq. m.
Zoning:	

Report of the Dublin Planning Officer, dated 3 October 1991

This is an application for **OUTLINE PERMISSION** for a replacement house at Main Street, Newcastle.

Reg. Ref. SA/193 refers to a decision of Dublin County Council to refuse permission for the replacement of 3 derelict houses with 4 new ones in 1980 on grounds of no capacity in the sewerage treatment works.

On appeal An Bord Pleanála granted permission for the development. At that time it was stated that the existing buildings were derelict and incapable of being rendered fit for human habitation despite the fact that the National Monument Council considered them to be stone built vernacular houses with great potential for restoration. Development on foot of this permission did not proceed.

Reg. Ref. 89A/177 refers to a decision to refuse outline permission for 3 replacement houses. This decision was upheld by An Bord Pleanála on grounds of lack of public foul sewerage facilities.

The present application is for the replacement of one of these derelict buildings with a replacement house. These buildings never had a foul sewer connection and whether their replacement is being considered one at a time or three at a time, the opinion of the Sanitary Authority is that due to lack of dilution waters downstream of the Newcastle Treatment Plant that the system is already overloaded and no new foul sewer connections will be permitted.

I discussed the development with B. Morris of the Sanitary Authority.

The L shaped building to the east has been refurbished to a very high standard.

The proposed development is inconsistent with the provision included in the Development Plan.

Contd.../

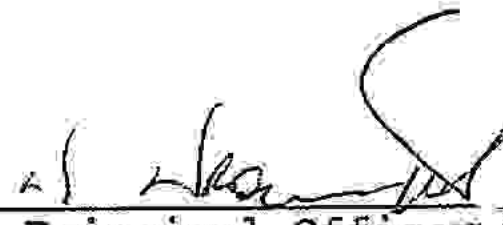
COMHAIRLE CHONTAE ÁTHA CLATH


Record of Executive Business and Manager's Orders

Outline Permission for one replacement house at Main Street, Newcastle for William O'Reilly.

I recommend that a decision to REFUSE OUTLINE PERMISSION be made under the Local Government (Planning and Development) Acts, 1963-1990 for the following (3) Reasons:-

1. There are no public foul sewerage facilities available to serve the proposed development due to lack of dilution in the stream receiving the effluent from the Newcastle Treatment Plant. The proposed development would be premature by reason of the said existing deficiency in the provision of public foul sewerage facilities and the period within which ^{THE CONSTRAINTS INVOLVED} such deficiency may reasonably be expected to be made good and would, accordingly, be prejudicial to public health. *ceare*
2. No block plan has been submitted showing the proposed house in relation to site boundaries, adjoining buildings. No details of proposed sight lines have been provided. There is no public footpath available at this property or adjoining this site on either side. *It is likely that the existing adjoining building would interfere with sight lines.*
3. The site is located in an area of Archaeological potential within the environs of Newcastle Valley. In the absence of archaeological excavations within the site it is not possible to determine the affect of the proposed development on the archaeological heritage of the area. In this regard it is possible that the site formed part of or adjoined a Tower House.

Endorsed:- 
for Principal Officer


For Dublin Planning Officer

Order:- Pursuant to Section 26(1) to the Local Government (Planning and Development) Acts, 1963-1990 a decision to REFUSE OUTLINE PERMISSION for the above proposal is hereby made by the Council for the (3) reasons set out above and OUTLINE PERMISSION is REFUSED accordingly.

Dated: 3 October, 1991.


ASSISTANT CITY & COUNTY MANAGER

to whom the appropriate powers have been delegated by Order of the Dublin City and County Manager, dated 4th September, 1991. *7/10/91*

Mary Galvin.

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1310.
DEVELOPMENT: Replacement House.
LOCATION: Newcastle.
APPLICANT: W.O'Reilly.
DATE LODGED: 8.8.91.

PLANNING DEPT.	
DEVELOPMENT CONTROL SECT	
Date	08.10.91
Time	3.30

A previous outline application (89A/177) was made for the replacement of the 3 houses. This application was refused on the grounds of inadequate sewerage treatment facilities. This decision was appealed by the developer to An Bord Pleanala. The board refused permission for the reason stated above. This development is undesirable for the following reasons:-

1. Main Street is part of a busy district distributor road linking Newcastle with Celbridge and as such frontal development should be avoided.
2. Vision from the proposed development will be impaired by the existing masonry wall and hedgerow along the site frontage of the adjoining site on the west. This would appear to be outside the applicant's control.
3. Demolition of this building may leave the remaining wall in a dangerous structural condition.

If further consideration is given to this application, Roads Planning would recommend the following:-

- (a) Entrance detail and boundary treatment shall be agreed with the Roads Department. If it is feasible, one access should be constructed with a view to serve up to 3 entrances.
- (b) The remaining masonry walls on the adjoining 2 sites shall not be left in a dangerous structural condition.
- (c) The developer should construct a 2 metre wide footpath with kerb along his site frontage to the satisfaction of the Local Area Engineer (Roads Maintenance).
- (d) A financial contribution shall be sought at approval stage.

JF/BMcC
23.9.91.

SIGNED: J. Fitzsimons

DATE: 23-9-91

ENDORSED: *[Signature]*

DATE: 23/9/91

DUBLIN COUNTY COUNCIL

REG. REF: 91A/1310.
DEVELOPMENT: Replacement House.
LOCATION: Newcastle.
APPLICANT: W.O'Reilly.
DATE LODGED: 8.8.91.

PLANNING DEPT.
DEVELOPMENT CONTROL SECT
Date 24.09.91
Time 9.30.

A previous outline application (89A/177) was made for the replacement of the 3 houses. This application was refused on the grounds of inadequate sewerage treatment facilities. This decision was appealed by the developer to An Bord Pleanala. The board refused permission for the reason stated above. This development is undesirable for the following reasons:-

- 1. Main Street is part of a busy district distributor road linking Newcastle with Celbridge and as such frontal development should be avoided.
- 2. Vision from the proposed development will be impaired by the existing masonry wall and hedgerow along the site frontage of the adjoining site on the west. This would appear to be outside the applicant's control.
- 3. Demolition of this building may leave the remaining wall in a dangerous structural condition.

If further consideration is given to this application, Roads Planning would recommend the following:-

- (a) Entrance detail and boundary treatment shall be agreed with the Roads Department. If it is feasible, one access should be constructed with a view to serve up to 3 entrances.
- (b) The remaining masonry walls on the adjoining 2 sites shall not be left in a dangerous structural condition.
- (c) The developer should construct a 2 metre wide footpath with kerb along his site frontage to the satisfaction of the Local Area Engineer (Roads Maintenance).
- (d) A financial contribution shall be sought at approval stage.

JP/DMC
23.9.91.

SIGNED: J. Fitzsimons
DATE: 23.9.91

ENDORSED: [Signature]
DATE: 23/9/91

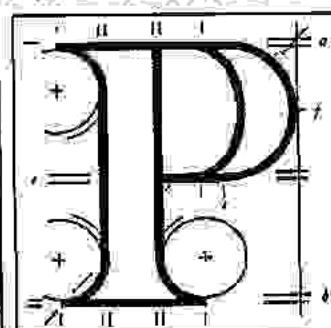
Our Ref: PL 6/5/87194
P.A. Ref: 91A/1310

E04

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.



An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
Tel (01) 728011

Date: 13 MAR 1992

Appeal re: Construction of one replacement house at
Main Street, Newcastle, County Dublin.

Dear Sir,

An order has been made by An Bord Pleanála
determining the above-mentioned appeal under the
Local Government (Planning and Development) Acts,
1963 to 1990. A copy of the order is enclosed.

Yours faithfully,


Miriam Baxter.

Encl.

BP 352

AN BORD PLEANÁLA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

County Dublin

Planning Register Reference Number: 91A/1310

APPEAL by William O'Reilly care of John L. Griffith and Partners of 28 Merrion Square, Dublin against the decision made on the 3rd day of October, 1991 by the Council of the County of Dublin to refuse outline permission for development comprising the construction of one replacement house at Main Street, Newcastle, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1990, outline permission is hereby refused for the said development for the reason set out in the Schedule hereto.

SCHEDULE

There are no public foul sewerage facilities available to serve the proposed development because of lack of dilution in the stream receiving the effluent from the Newcastle Treatment Plant. The proposed development would be premature by reason of the said existing deficiency in the provision of public foul sewerage facilities and the period within which the constraints involved may reasonably be expected to cease and would, accordingly, be prejudicial to public health.

12/3/92
12/3/92

Ann Cow. Quinn

Member of An Bord Pleanála duly
authorised to authenticate the
seal of the Board.

Dated this 12th day of *March*, 1992.

COMHAIRLE CHONTAE ATHA CLIATH

Tel.: 724755
Ext. 268/269

Planning Department,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

Your Ref.: PL6/5/ 57119

Our Ref.: 71A/1310

An Bord Pleanála,
Blocks 6 and 7,
Irish Life Centre,
Lr. Abbey Street,
Dublin 1.

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1983

Proposal: One replacement house.

Applicant: W.U. Kelly

Dear Sir,

With reference to your letter dated 11/1/81 I enclose herewith:-

- (1) & (2) A copy of the application which indicated the applicant's interest in the land or structure.
 - (3) A copy of the public notice given, i.e. Irish Press 26/1/81
 - (4) The plan(s) received from the applicant on 8/5/81
 - (6) & (7) A certified copy of Manager's Order 1/10/81
- DATED, 1/1/81 together with technical reports in connection with the application.

(8)

Yours faithfully,

[Signature]
for Principal Officer.
Encls.

Our Ref: PL 6/5/87194
Your Ref: 91A/1310

The Secretary,
Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre.

Date: 1st November 1991.

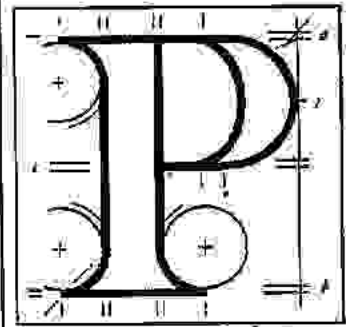
Planning authority decision re: One replacement
house at Main Street, Newcastle, County Dublin.

Dear Sir/Madam,

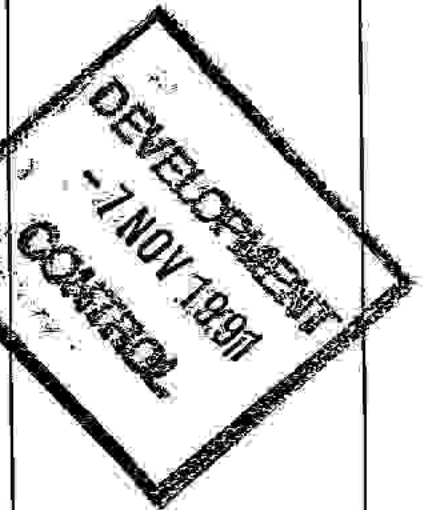
Enclosed is a copy of an appeal under the Local
Government (Planning and Development) Acts, 1963 to
1990, in relation to the above-mentioned decision.
So that consideration of the appeal may proceed, you
are requested to forward to the Board within two
weeks:

- (1) The application made to the planning authority.
- (2) Particulars of the applicant's interest in the
land or structure, as supplied to the planning
authority.
- (3) A copy of the public notice, whether published
in a newspaper or on the site.
- (4) Any drawings, maps, particulars, information,
evidence or written study received or obtained
from the applicant, including the ordnance
survey number.
- (5) Copies of requests (if any) to the applicant for
further information relating to the application
under appeal and copies of reply and documents
(if any) submitted in response to such requests.
- (6) A certified copy of the relevant Manager's
Order.
- (7) Copies of any technical or other reports
relevant to the decision on the application.
- (8) Particulars and relevant documents relating to
previous decisions affecting the same site or
relating to applications for similar development
close by.

223
An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



065

Please note that the other party/parties to the appeal are being notified that copies of the planning authority documents relevant to the decision which gave rise to the above-mentioned appeal will be available for inspection at your offices after the expiration of a period of fourteen days from the date of this letter. It would be appreciated if parties could be facilitated in this regard.

Copies of the representations or observations made to the planning authority in relation to the application should not be sent to the Board. It is assumed that the planning authority has notified observers of the decision made and of the right of appeal.

The planning authority may make to the Board, in writing, such observations on the appeal as it thinks fit. Where practicable, any such observations should be submitted with the documents listed above but the furnishing of the documents should not be held up until observations are available. In any event, to ensure that they will be taken into account in the determination of the appeal, any such observations should be furnished within one month of the date of this letter.

Please quote the above appeal reference number in any further correspondence.

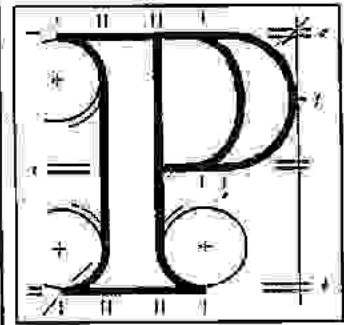
Yours faithfully,

Suzanne Lacey
Suzanne Lacey

Encl.

BP 005

An Bord Pleanála



Floor 3 Blocks 6 & 7
Irish Life Centre
Lower Abbey Street
Dublin 1
tel (01) 728011



JOHN L. GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763
Fax No.: 610763

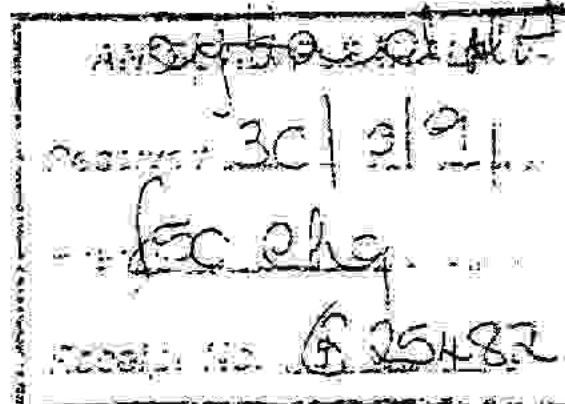
JOHN L. GRIFFITH, B.A.R.C.H., F.R.I.A.I.
JOHN M. COWAN, B.A.R.C.H., M.R.I.A.I.
DEREK A. ST. J. GRIFFITH, Dip ARCH., M.R.I.A.I.
COLIN R. ST. J. GRIFFITH, ADMIN.

OUR REF:

YOUR REF: R342/JC

23rd. October 1991.

An Bord Pleanála,
Floor 3, Block 5 & 6,
Lower Abbey Street,
Dublin 1.



RE: Appeal against Dublin County Council's decision to
refuse Outline Permission for one replacement house at
Main Street, Newcastle for William O'Reilly Esq.

Reg. Ref No: 91A/1310

Dear Sir,

On behalf of William O'Reilly Esq. I wish to appeal against
Dublin County Council's decision to refuse outline permission for
one replacement house at Main Street, Newcastle. I attach a
Planning Appeal cheque for €50.00.

The grounds of my appeal are:-

1. It is a misnomer to refer to the replacement house as a
"development". There is a house on this site. The house is
now derelict. The house was there long before the Newcastle
Treatment Plant was built. This house has an historical
right to be connected to the drains. It would not set a
precedent as it is a replacement house not a new
development.

2. I attach herewith two copies of a block plan on which I have
marked in blue the location of the replacement house which
is the same location as the existing house.

As at present the front wall of the house will be in line
with the existing building line. Thus the existing
adjoining structures would not interfere in any way with
sight lines.

My client is agreeable to the provision of a public
footpath.

3. My client informs me that in the last year or so two
completely new houses have been erected on the lands
immediately to the west of his site. I have shaded these
sites green on the block plan. These new buildings were
erected on undisturbed ground in an area "of archaeological
potential within the environs of Newcastle".

VAT No: 0054262 K

My client merely wishes to locate one replacement house on an already built-upon site. In fairness, surely my client must be permitted to replace his existing ruinous house.

To Conclude:

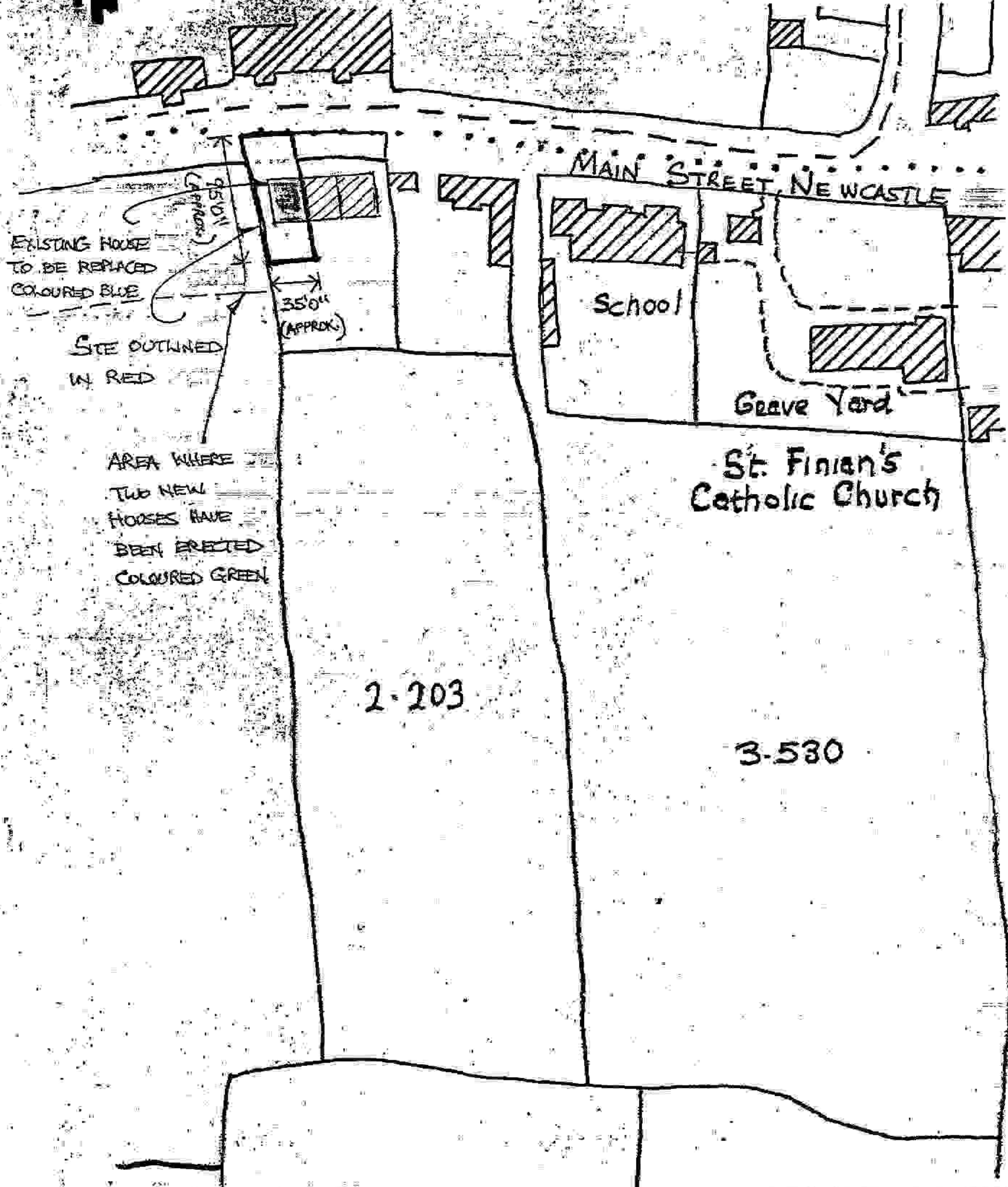
The existing house is an eyesore on the Main Street of Newcastle Village. The proposed replacement house will improve and enhance the character and appearance of the village and is in the interests of good planning.

Yours sincerely,

John Cowan

John Cowan
JOHN L. GRIFFITH & PARTNERS





PROJECT: NO. 1 REPLACEMENT HOUSES AT MAIN STREET, NEWCASTLE, CO. DUBLIN FOR WILLIAM O'REILLY	DRAWING: BLOCK PLAN SCALE: 1:1250 DATE: AUGUST 1991	JOHN L. GRIFFITH & PARTNERS 28, MERRION SQUARE, DUBLIN 2. : TEL: 764 756.
---	---	---

30 OCT 1991

DUBLIN COUNTY COUNCIL

PLANNING DEPARTMENT,
BLOCK 2,
IRISH LIFE CENTRE,
LR. ABBEY STREET,
DUBLIN 1.

724755 (ext. 262/264)

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION: ~~PERMISSION~~ ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963-1983

To John L. Griffith & Partners, Register Reference No. 91A/1310
Architects, Planning Control No. 08.08.1991
28, Merrion Square, Application Received 08.08.1991
Dublin 2. Additional Information Received
Applicant William O'Reilly.

In pursuance of its functions under the above-mentioned Acts, the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/ 4662/91 dated 03.10.1991 decided to refuse:

OUTLINE PERMISSION ~~PERMISSION~~ ~~APPROVAL~~

For one replacement house at Main Street, Newcastle.

for the following reasons:

1. There are no public foul sewerage facilities available to serve the proposed development due to lack of dilution in the stream receiving the effluent from the Newcastle Treatment Plant. The proposed development would be premature by reason of the said existing deficiency in the provision of public foul sewerage facilities and the period within which the constraints involved may reasonably be expected to cease and would, accordingly, be prejudicial to public health.
2. No block plan has been submitted showing the proposed house in relation to site boundaries, adjoining buildings. No details of proposed sight lines have been provided. There is no public footpath available at this property or adjoining this site on either side. It is likely that the existing adjoining building would interfere with sight lines.
3. The site is located in an area of Archaeological potential within the environs of Newcastle Valley. In the absence of archaeological excavations within the site it is not possible to determine the affect of the proposed development on the archaeological heritage of the area. In this regard it is possible that the site formed part of or adjoined a Tower House.

Signed on behalf of the Dublin County Council [Signature]
for PRINCIPAL OFFICER

Date 3rd October, 1991.

IMPORTANT:

NOTE: (1) An appeal against the decision may be made to An Bord Pleanala. The applicant may appeal within one month from the date of receipt by him of this notification. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of appeal and should be addressed to *An Bord Pleanala, Irish Life Centre, Lower Abbey Street, Dublin 1.* An appeal lodged by an applicant or his agent with An Bord Pleanala will be invalid unless accompanied by a fee of £36. (Thirty-six pounds). (2) A party to an appeal making a request to An Bord Pleanala for an oral hearing of an appeal must, in addition to (1) above, pay to An Bord Pleanala a fee of £36. (Thirty-six pounds). (3) A person who is not a party to an appeal must pay a fee of £10 (Ten pounds) to An Bord Pleanala in relation to an appeal. When an appeal has been duly made and has not been withdrawn, An Bord Pleanala will determine the application for permission as if it had been made to them in the first instance.

Building Control Department,
Liffey House,
Tara Street,
Dublin 1.
Telephone: 773066



Bloc 2, Ionad Bheatha na hEireann,
Block 2, Irish Life Centre,
Sraid na Mainistreach Iacht,
Lower Abbey Street,
Baile Atha Cliath 1.
Dublin 1.
Telephone. (01)724755
Fax. (01)724896

Register Reference : 91A/1310

Date : 9th August 1991

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1990

Dear Sir/Madam,

DEVELOPMENT : One replacement house
LOCATION : Main St., Newcastle
APPLICANT : Mr. William O'Reilly,
APP. TYPE : OUTLINE PERMISSION

With reference to the above, I acknowledge receipt of your application received on 8th August 1991.

Yours faithfully,

.....
for PRINCIPAL OFFICER

John L. Griffith & Partners,
Architects,
28, Merrion Sq.,
Dublin 2.



PLEASE READ INSTRUCTIONS AT BACK BEFORE COMPLETING FORM. ALL QUESTIONS MUST BE ANSWERED.

1. Application for Permission Outline Permission Approval Place in appropriate box.
Approval should be sought only where an outline permission was previously granted. Outline permission may not be sought for the retention of structures or continuances of uses.

2. Postal address of site or building MAIN STREET,
(If none, give description sufficient to identify) NEWCASTLE, Co. DUBLIN.

3. Name of applicant (Principal not Agent) MR. WILLIAM O' REILLY

Address FRULTHILL, Co. CARLOW Tel. No. 589518

4. Name and address of person or firm responsible for preparation of drawings JOHN L. GRIFFITH AND PARTNERS, ARCHITECTS,
28, MERRION SQUARE, DUBLIN 2. Tel. No. 764756

5. Name and address to which notifications should be sent JOHN L. GRIFFITH AND PARTNERS, ARCHITECTS,
28, MERRION SQUARE, DUBLIN 2.

6. Brief description of proposed development REPLACEMENT OF DERELICT DWELLING.

7. Method of drainage TO MAIN DRAIN B. Source of Water Supply FROM WATER MAINS

9. In the case of any building or buildings to be retained on site, please state:
(a) Present use of each floor or use when last used RESIDENTIAL
(b) Proposed use of each floor RESIDENTIAL

24-8/8
N/47469

Desk Prod
26/7/91

10 Does the proposal involve demolition, partial demolition or change of use of any habitable house or part thereof? DEMOLITION AND REPLACEMENT.

11.(a) Area of Site 310 Sq. m.
(b) Floor area of proposed development APPROX. 150 Sq. m.
(c) Floor area of buildings proposed to be retained within site N/A. Sq. m.

12.State applicant's legal interest or estate in site (i.e. freehold, leasehold, etc.) LIKELY PURCHASER

13.Are you now applying also for an approval under the Building Bye Laws?
Yes No Place in appropriate box.

14.Please state the extent to which the Draft Building Regulations have been taken in account in your proposal: IT IS THE PRACTISE OF THIS OFFICE TO TAKE ACCOUNT OF THE DRAFT BUILDING REGULATIONS AS ISSUED BY THE MINISTER OF THE ENVIRONMENT FOR THE DESIGN OF BUILDINGS, BUT THIS IS NOT TO BE INTERPRETED AS A GUARANTEE THAT THE PROVISIONS OF THE DRAFT BUILDING REGULATIONS HAVE BEEN IMPLEMENTED IN FULL OR IN ANY PARTICULAR RESPECT IN THIS PROPOSAL.

15.List of documents enclosed with application.

CO. DUBLIN permission is sought for one replacement house at Main Street, Newcastle. Signed William O'Reilly.

COVERING LETTER, 4 COPIES OF LOCATION PLAN, NEWSPAPER ADVERTISEMENT, PLANNING CHARGE CHEQUE

16.Gross floor space of proposed development (See back) _____ Sq. m.

No of dwellings proposed (if any) 1 Class(es) of Development 1
Fee Payable £ 24-00 Basis of Calculation 1 @ £24-00 (OUTLINE PERMISSION)
If a reduced fee is tendered details of previous relevant payment should be given

Signature of Applicant (or his Agent) John L. Griffith & Partners Date 7th August 1991.

Application Type OP FOR OFFICE USE ONLY
Register Reference 91A/1120
Amount Received £ _____
Receipt No 21-5
Date _____

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LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) REGULATIONS 1977 to 1984.

Outline of requirements for applications for permission or Approval under the Local Government (Planning & Development) Acts 1963 to 1983. The Planning Acts and Regulations made thereunder may be purchased from the Government Publications Sales Office, Sun Alliance House, Molesworth Street, Dublin 2.

1. Name and Address of applicant.
2. Particulars of the interest held in the land or structure, i.e. whether freehold, leasehold, etc.
3. The page of a newspaper, circulating in the area in which the land or structure is situate, containing the required statutory notice. The newspaper advertisement should state after the heading Co. Dublin.
 - (a) The address of the structure or the location of the land.
 - (b) The nature and extent of the development proposed. If retention of development is involved, the notice should be worded accordingly. Any demolition of habitable accommodation should be indicated.
 - (c) The name of the applicant.

NB. Applications must be received within 2 weeks from date of publication of the notice.
4. Four (4) sets of drawings to a stated scale must be submitted. Each set to include a layout or block plan, proposed and existing services to be shown on this drawing, location map, and drawings of relevant floor plans, elevations, sections, details of type and location of septic tank (if applicable) and such other particulars as are necessary to identify the land and to describe the works or structure to which the application relates (new work to be coloured or otherwise distinguished from any retained structures). Buildings, roads, boundaries and other features bounding the structure or other land to which the application relates shall be shown on site plans or layout plans. The location map should be of scale not less than 1: 2500 and should indicate the north point. The site of the proposed development must be outlined in red. Plans and drawings should indicate the name and address of the person by whom they were prepared. Any adjoining lands in which the applicant has an interest must be outlined in blue.
5. In the case of a proposed change of use of any structure or land, requirements in addition to 1, 2, & 3 are.
 - (a) a statement of the existing use and the proposed use, or, where appropriate, the former use and the use proposed.
 - (b) (i) Four (4) sets of the drawings to a stated scale must be submitted. Each set to consist of a plan or location map (marked or coloured in red so as to identify the structure or land to which the application relates) to a scale of not less than 1:2500 and to indicate the North point. Any adjoining lands in which the application has an interest must be outlined in blue.
 - (ii) A layout and a survey plan of each floor of any structure to which the application relates.
 - (c) Plans and drawings should indicate the name and address of the person by whom they were prepared.
6. Applications should be addressed to: Dublin County Council, Planning Department, Irish Life Centre, Lr. Abbey Street, Dublin 1, Tel. 724755.

SEPTIC TANK DRAINAGE: Where drainage by means of a septic tank is proposed, before a planning application is considered, the applicant may be required to arrange for a trial hole to be inspected and declared suitable for the satisfactory percolation of septic tank effluent. The trial hole to be dug seven feet deep at or about the site of the septic tank. Septic tanks are to be in accordance with I.I.R.S. S.R. 6:75.

INDUSTRIAL DEVELOPMENT:

The proposed use of an industrial premises should, where possible, be stated together with the estimated number of employees, (male and female). Details of trade effluents, if any, should be submitted.

Applicants to comply in full with the requirements of the Local Government (Water Pollution) Act, 1977 in particular the licencing provisions of Sections 4 and 16.

PLANNING APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
1.	Provision of dwelling — House/Flat.	£32.00 each
2.	Domestic extensions/other improvements.	£16.00
3.	Provision of agricultural buildings (See Regs.)	£40.00 minimum
4.	Other buildings (i.e. offices, commercial, etc.)	£1.75 per sq. metre (Min. £40.00)
5.	Use of land (Mining, deposit or waste)	£25.00 per 0.1 ha (Min. £250.00)
6.	Use of land (Camping, parking, storage)	£25.00 per 0.1 ha (Min. £40.00)
7.	Provision of plant/machinery/tank or other structure for storage purposes.	£25.00 per 0.1 ha (Min. £100.00)
8.	Petrol Filling Station.	£100.00
9.	Advertising Structures.	£10.00 per m ² (min. £40.00)
10.	Electricity transmission lines.	£25.00 per 1,000m (Min. £40.00)
11.	Any other development.	£5.00 per 0.1 ha (Min. £40.00)

BUILDING BYE-LAW APPLICATIONS

CLASS NO.	DESCRIPTION	FEE
A	Dwelling (House/Flat)	£55.00 each
B	Domestic Extension (improvement/alteration)	£30.00 each
C	Building — Office/Commercial Purposes	£3.50 per m ² (min. £70.00)
D	Agricultural Buildings/Structures	£1.00 per m ² in excess of 300 sq. metres (min. - £70.00) (Max. - £300.00)
E	Petrol Filling Station	£200.00
F	Development or Proposals not coming within any of the foregoing classes.	£9.00 per 0.1 ha (£70.00 min.)
		Min. Fee £30.00 Max. Fee £20,000

Cheques etc. should be made payable to: Dublin County Council.

Gross Floor space is to be taken as the total floor space on each floor measured from the inside of the external walls. For full details of Fees and Exemptions see Local Government (Planning and Development) (Fees) Regulations 1984.



JOHN L. GRIFFITH & PARTNERS ARCHITECTS

28 Merrion Square, Dublin 2. Telephone: 764756 / 610699 / 610763
Fax No.: 610763

JOHN L. GRIFFITH, B.Arch., F.R.I.A.I.
JOHN M. COWAN, B.Arch., M.R.I.A.I.
DEREK A. ST. J. GRIFFITH, Dip Arch., M.R.I.A.I.
COLIN R. ST. J. GRIFFITH, ADMIN.

OUR REF: R342/JC

YOUR REF:

8th. August 1991.

Dublin County Council,
Planning Department,
Block 2,
Irish Life Centre,
Lower Abbey Street,
Dublin 1.

8/8
O.P.
91A/13710

RE: Application for Outline Planning Permission for one replacement house at Main Street, Newcastle for Mr. William O'Reilly.

Dear Sir,

I wish on behalf of Mr. William O'Reilly to apply for Outline Planning Permission for the replacement of one derelict dwelling with one house on a site at Main Street, Newcastle. I enclose herewith as is customary four copies of the site location map, a completed application form, the newspaper advertisement and the Planning charge cheque.

The history of the site is as follows:-

Outline Permission was previously granted for the demolition of this house and its replacement (as one of a group of three derelict houses) on 12th. August 1980 by An Bord Pleanála (Reg. Ref. No. S.A. 1193). This permission expired in 1985.

Outline Permission was subsequently refused for the demolition of this house and its replacement (again as part of a group of three) in 1989 (Reg. Ref. No.89A/177). The reason given for refusal was that "there are no public foul sewerage facilities available to serve the proposed development due to the lack of dilution in the stream receiving the effluent the Newcastle Treatment Plant. The proposed development would be premature by reason of the lack of the said existing deficiency in the provision of public foul sewer facilities and the period within which such deficiency may reasonably be expected to be made good, and would accordingly be prejudicial to public health".

This application is for one replacement house only not three. While the three derelict dwellings would have a right of connection to the drain, this application is for one replacement house and one drainage connection.

The existing house is in a tumbledown condition and is an eyesore on Newcastle Main Street. It is proposed that the replacement house would be two-storey with a pitched roof so as to visually enhance the appearance of the village centre.

The replacement house would be in harmony with the character of the Main Street and is in the interests of good planning.

We trust that you will grant this application favourable consideration. Should you have any queries with regard to the application please do not hesitate to contact me.

Yours sincerely,

John Cowan

John Cowan
JOHN L. GRIFFITH & PARTNERS

COMHAILE CHONTAE ÁTHA CLIATH

DUBLIN COUNTY COUNCIL
46/49 UPPER O'CONNELL STREET,
DUBLIN 1.

this receipt is not an
acknowledgement that the fee
tendered is the prescribed application
fee N 47469

PAID BY
CASH
CHEQUE
M.P.O.
D.D.
L.T.

€24.00

8th day of August

1997

Received this
from John L. Griffiths partners
78 Morrison Square, D.2

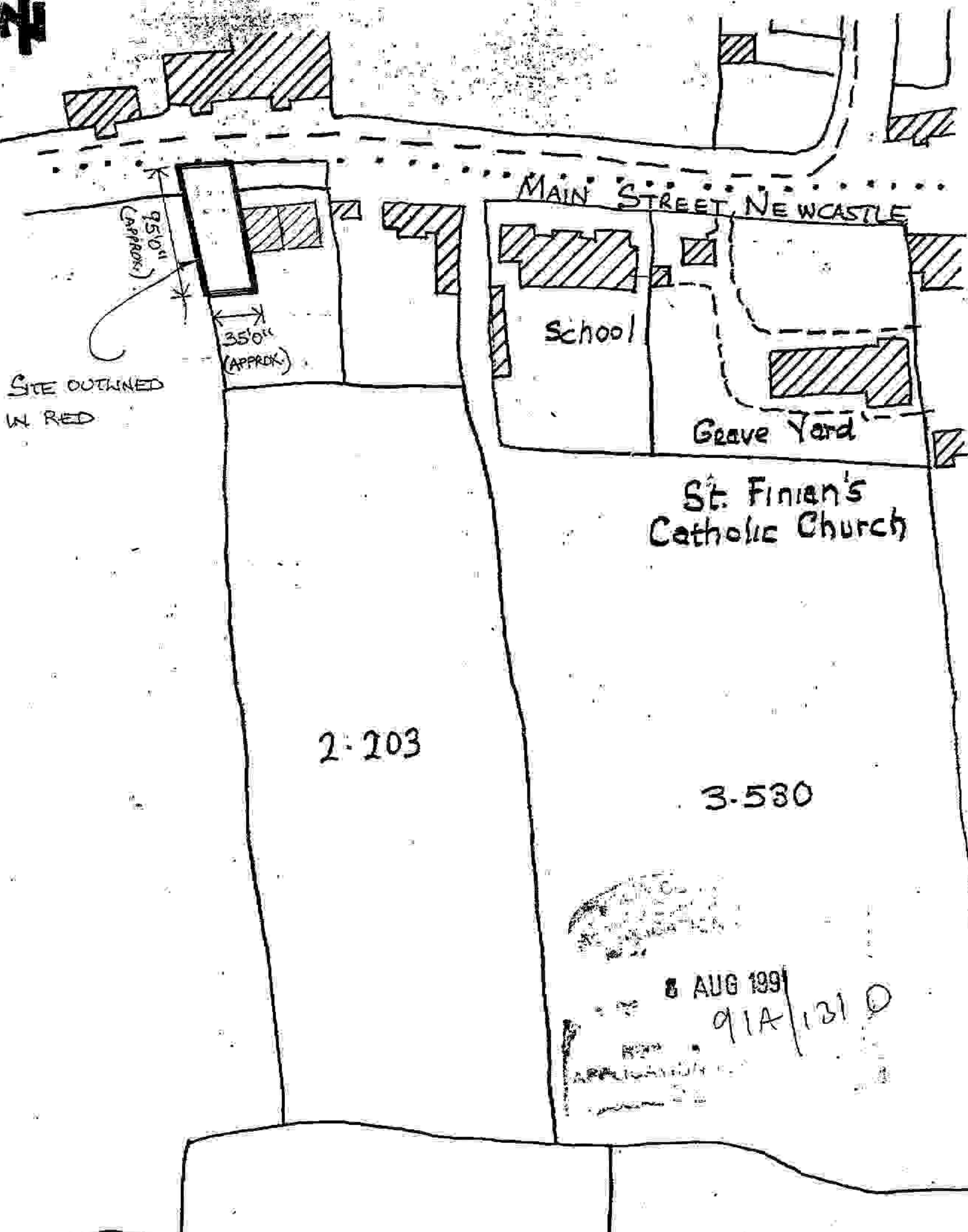
the sum of Twenty four Pounds
Pence, being for call

planning application at Man St, Newcastle

Michael O'Hara Cashier

S. CAREY
Principal Officer

Class 1



PROJECT: NO. 1 REPLACEMENT HOUSES AT MAIN STREET, NEWCASTLE, CO. DUBLIN FOR WILLIAM O'REILLY	DRAWING : BLOCK PLAN	JOHN L. GRIFFITH & PARTNERS 28, MERRION SQUARE, DUBLIN 2. : TEL: 764 756.
	SCALE : 1:1250	
	DATE : AUGUST 1991	